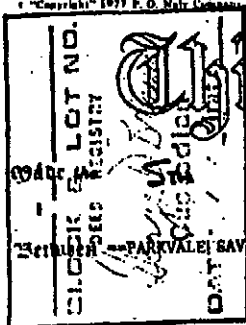


Form MARY No. 24 - Used From a Corporation to a Corporation or Individual  
(Excluded by U.S. Court) (With Seal Notation)

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227 Fourth Avenue, Pittsburgh, Pa. 15219

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# The Indenture

day of August 19 82

Between PARKVALE SAVINGS ASSOCIATION.

a Corporation organized and existing under the laws of the Commonwealth of Pennsylvania,  
having its principal place of business in the City of Pittsburgh, County of Allegheny,

(hereinafter called "Grantor")

AND

--ROBERT BIROS

(hereinafter called "Grantee")

Witnesseth, That the said Grantor in consideration of

---\$150,000.00---

ONE HUNDRED FIFTY THOUSAND Dollars,  
paid to the Grantor by the Grantee, receipt of which is hereby acknowledged, does grant, bargain, sell  
and convey to the said Grantee his heirs and assigns

All those two certain lots or pieces of ground situate in the Township of North Versailles, County of Allegheny and Commonwealth of Pennsylvania, being Lots Nos. Seventeen (17) and Eighteen (18) in the Oakridge Manor Plan of Lots as recorded in the Recorder's Office of Allegheny County in Plan Book Volume 99, pages 177 to 183 inclusive.

HAVING erected thereon 10 partially completed townhouse units on Lehigh Avenue, North Versailles Township, Allegheny County, known as Buildings 17 and 18.

AND

ALL that certain tract of land situate in the Township of North Versailles, Allegheny County, Pennsylvania, said tract being now known as Oakridge Manor Plan No. 2 to be recorded in the Recorder's Office of Allegheny County, bounded and described as follows, to-wit:

BEGINNING at a point, an iron pin on the Northerly right-of-way line of Lehigh Avenue, the terminus of Lehigh Avenue on the Easterly property line of Catholic Institute of Pittsburgh, Inc.;

THENCE across the terminus of Lehigh, along said Easterly property line of Catholic Institute of Pittsburgh, Inc., along the boundary line of Hickman Plan of Lots, South 28° 47' East, 580.72 feet to a point, an iron pin, common corner of said Hickman Plan of Lots, lands now or formerly of said Catholic Institute, and the Northerly property line of East Allegheny School District;

THENCE along lands of said East Allegheny School District North 87° 43' 30" West,

316.92 feet to a point, an iron pin, on the said Northerly boundary line of said

East Allegheny School District, common corner of this tract and lands now or formerly of

Paul Messing Estate, now lands of A.C.R.O. Corporation;

THENCE North 28° 58' 22" West, 331.60 feet to a point, said corner being located at the intersection of the Northerly right-of-way boundary of said Lehigh Avenue as extended in a straight line and Easterly boundary line of said tract of land formerly of

Paul Massung Estate, now lands of A.C.R.O. Corporation, common corner of the residue now or formerly of Catholic Institute of Pittsburgh, Inc.; THENCE along the northerly right-of-way line of Leuham Avenue as extended to intersect with the Easterly boundary line of land formerly of Paul Massung Estate, now lands of A.C.R.O. Corporation, North 43° 46' 45" East, 286.14 feet to a point, the place of beginning.

CONTAINING 2.85 acres more or less.

EXCEPTING and reserving unto the Catholic Institute of Pittsburgh, Inc., its successors and assigns, the full, free liberty and right at all times hereafter forever, to have and use a right-of-way twenty-five (25) feet wide along the Northwest side of the tract described herein, for purposes of ingress and egress to Leuham Avenue as it now exists with the use and occupation of other lands now owned by said Catholic Institute adjoining the tract herein conveyed, said right-of-way being 285.14 feet in length.

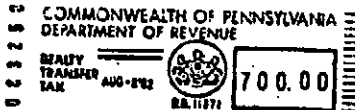
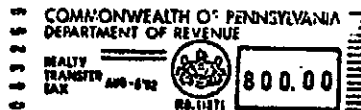
34 The above two parcels are more particularly set forth in the Oakridge Manor Plan of Lots as recorded in the Recorder of Deeds Office of Allegheny County, Pennsylvania in Plan Book Volume 99, pages 177 through 183.

BEING part of the same property granted and conveyed unto Parkvale Savings Association by Deed from A.C.R.O. Corporation, a Pennsylvania Corporation, dated the 9th day of June, 1982 and recorded in the Recorder of Deeds Office of Allegheny County, Pennsylvania in Deed Book Volume 6500, page 322-323

<input type="checkbox"/> BORO	<b>DEED TRANSFER TAX</b>	NO. 8
<input type="checkbox"/> TWP	COUNTY OF ALLEGHENY	4907
<input checked="" type="checkbox"/> SCH. DIST.	<i>East Allegheny</i>	8161 1982
<input type="checkbox"/> CITY		
AM'T \$ <i>150,000</i>		
REC'D \$ <i>750</i>		
<input type="checkbox"/> CASH	MICHAEL A. DELLA VECCHIA, County Agent	
<input checked="" type="checkbox"/> CHECK	BY <i>[Signature]</i>	

<input type="checkbox"/> BORO	<b>DEED TRANSFER TAX</b>	NO. 8
<input type="checkbox"/> TWP	COUNTY OF ALLEGHENY	7
<input checked="" type="checkbox"/> SCH. DIST.	<i>North Versailles</i>	8161 1982
<input type="checkbox"/> CITY		
AM'T \$ <i>150,000</i>		
REC'D \$ <i>750</i>		
<input type="checkbox"/> CASH	MICHAEL A. DELLA VECCHIA, County Agent	
<input checked="" type="checkbox"/> CHECK	BY <i>[Signature]</i>	



with the appurtenances: **To Have and To Hold** the same to and for the use of the said  
Grantee, his heirs and assigns forever, and the  
Grantor, for its successors and assigns, hereby covenants and agrees that it will WARRANT\*  
Generally the property hereby conveyed.

NOTICE—THIS DOCUMENT ~~MAY NOT~~ <sup>DOES NOT</sup> SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO  
THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO  
HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL ~~MAY HAVE~~ <sup>HAVE</sup> THE COMPLETE LEGAL RIGHT TO RE-  
MOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE  
LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF  
THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE  
CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. [This notice is set forth in the  
manner provided in Section 1 of the Act of July 17, 1957, P. L. 984, as amended, and is not intended as notice of unrecorded  
instruments, if any.]

34  
This Deed is made under and by virtue of a Resolution of the Board  
of Directors of the Grantor duly passed at a regular meeting thereof, held  
on the 18th day of March, A. D. 1982,  
a full quorum being present, authorizing and directing the same to be done.

In Witness Whereof, The said Grantor has caused its common and cor-  
porate seal to be affixed to these presents by the hand of its Vice- Presi-  
dent, and the same to be duly attested by its Corporate Secretary.  
Dated the day and year first above written;

Attest:

PARKVALE SAVINGS ASSOCIATION  
(Name of Corporation)

*Paul C. Hiteck*  
Corporate Secretary

By *William L. [Signature]*  
Vice- President

**NOTICE** THE UNDERSIGNED, AS EVIDENCED BY THE SIGNATURE(S) TO THIS NOTICE  
AND THE ACCEPTANCE AND RECORDING OF THIS DEED, (IS, ARE) FULLY COGNIZANT OF  
THE FACT THAT THE UNDERSIGNED MAY NOT BE OBTAINING THE RIGHT OF PROTECTION  
AGAINST SUBSIDENCE, AS TO THE PROPERTY HEREIN CONVEYED, RESULTING FROM COAL  
MINING OPERATIONS AND THAT THE PURCHASED PROPERTY, HEREIN CONVEYED, MAY BE  
PROTECTED FROM DAMAGE DUE TO MINE SUBSIDENCE BY A PRIVATE CONTRACT WITH  
THE OWNERS OF THE ECONOMIC INTEREST IN THE COAL. THIS NOTICE IS INSERTED  
HEREIN TO COMPLY WITH THE BITUMINOUS MINE SUBSIDENCE AND LAND CONSERVATION  
ACT OF 1966.

WITNESS OR ATTEST:

ROBERT BIROS

\*If general warranty deed is desired, insert **GENERALLY**.  
If special warranty deed is desired, insert **SPECIALY**.

Commonwealth of Pennsylvania }  
County of ALLEGHENY } ss:

On this 5th day of August, A. D. 19 82, before me, a Notary Public, the undersigned officer, personally appeared William Garbart, who acknowledged himself to be the Vice-President of PARKVALE SAVINGS ASSOCIATION, a corporation, and that he as such Vice-President, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as Vice-President.

In witness whereof, I hereunto set my hand and official seal.

*Linda J. [Signature]*  
Notary Public  
Title of Office  
LINDA J. [Signature]  
PITTSBURGH, ALLEGHENY COUNTY  
MY COMMISSION EXPIRES MAY 14, 1983  
Member, Pennsylvania Association of Notaries

CERTIFICATE OF RESIDENCE

I hereby certify that the precise residence of the grantee herein is: 3285 Jacks Run Road, White Oak, McKeesport, Pa. 15131

*[Signature]*  
For Grantee

Recorded Number 506-6-82 11191  
Vol. 34  
Page 629  
From PARKVALE SAVINGS ASSOCIATION  
To ROBERT BIRDS  
MAIL TO: Mr. Robert Birons  
3285 Jacks Run Road  
White Oak  
McKeesport, PA 15131  
BRUNCK & BOWEN  
4400 Grant Building  
Pittsburgh, PA 15209  
For Sale by F. O. Maly Co., Low Blast Facilities  
427 Fourth Avenue, Pittsburgh, Pa. 15219

Commonwealth of Pennsylvania, }  
County of ALLEGHENY } ss:



Recorded on this 6th day of Aug.,  
A. D. 19 82, in the Recorder's Office of the said County, in Deed Book,  
Vol. 6515, page 629  
Given under my hand and the seal of the said office the day and year  
aforesaid.

*Michael J. [Signature]*  
Recorder.

Vol. 6515 PAGE 632